

Unit 102 - Palm Aire 7

102 - 2801 N Palm Aire Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10438046
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Lake
List Price:	\$219,000
List PPSF:	\$190
Valuated Price:	\$220,000
Valuated PPSF:	\$191

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	60
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	8%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

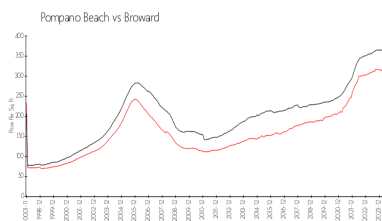
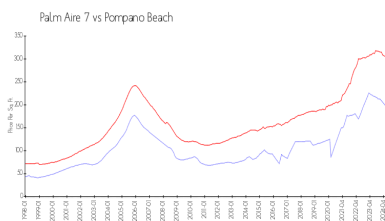
Building Association Information

PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO 6, INC C/O M&M
Property Management, LLC 1412 S. Powerline Rd. Pompano Beach, FL 33069
Phone: (954) 582-4400 Fax: (954) 582-4407

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	900 sq ft	Sep 2024	\$165,000	\$183
107	960 sq ft	Sep 2024	\$190,000	\$198
202	1,100 sq ft	Jun 2024	\$175,000	\$159
603	1,140 sq ft	Jan 2024	\$250,000	\$219
610PH	1,500 sq ft	Nov 2023	\$295,000	\$197
201	1,390 sq ft	Nov 2023	\$250,000	\$180

Market Information



Palm Aire 7:	\$196/sq. ft.	Pompano Beach:	\$286/sq. ft.
Pompano Beach:	\$286/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Palm Aire 7	8%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Palm Aire 7	63 days
Pompano Beach	77 days



Broward

72 days